

Grosse Tete 70740

ZIP code · LA · Louisiana · Iberville Parish · Grosse Tete

SELLER'S MARKET

\$74K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$106K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

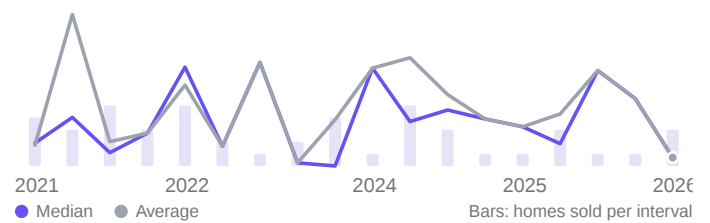
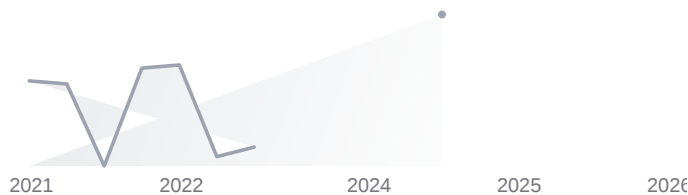
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

79 / 100

Sale prices

Median \$74K · Average \$74K

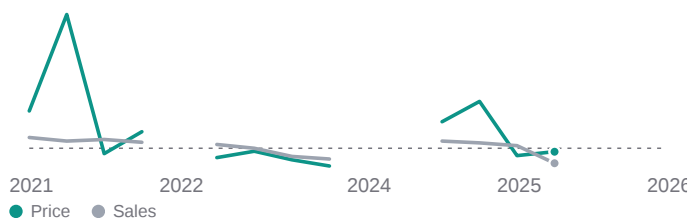


Growth (year over year)

Price -14.2% · Sales -61.5%

Sale premium vs estimated value

+20.7%



Annual turnover (share of homes sold)

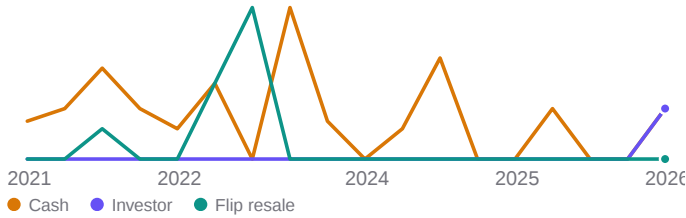
1.6%



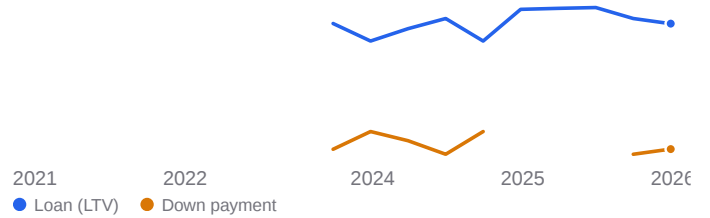
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 0%

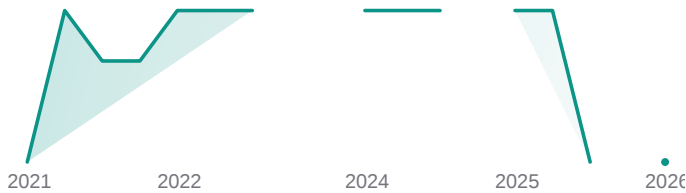


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



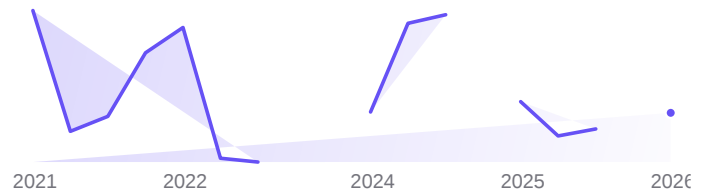
Sellers who sold at a gain

0%



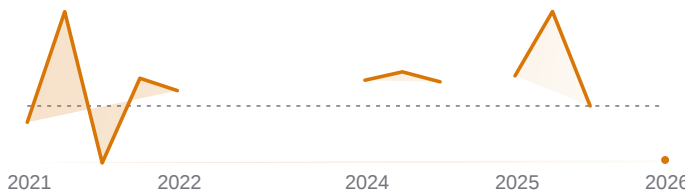
Typical hold before selling

4.4 yrs



Median annualized return at resale

-11.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	513
Median value (AVM)	\$106K
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	11%
Owner occupied	91%
Company owned	4.9%
Median loan-to-value	54%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	1,710
Density	9 / mi²
Median household income	\$79K
Average household income	\$94K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	32
Homes occupied	83%
Bachelor's or higher	11%
Poverty rate	8.3%
Unemployment	1.4%
Average temp	68°F
Annual precip	63 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.